

LOMA LINDA REDEVELOPMENT AGENCY

AGENDA

REGULAR MEETING OF AUGUST 28, 2001

A regular meeting of the Loma Linda Redevelopment Agency is scheduled to be held Tuesday, August 28, 2001 in the City Council Chamber, 25541 Barton Road, Loma Linda, California. *Pursuant to Municipal Code Section 2.08.010, study session or closed session items may begin at the hour of 5:30 p.m. or as soon thereafter as possible. The public meeting begins at 7:00 p.m. or as soon thereafter as possible.*

Reports and Documents relating to each agenda item are on file in the Office of the Secretary and are available for public inspection during normal business hours. An agenda packet is also available at the Loma Linda Branch Library.

Persons wishing to speak on an agenda item are asked to complete an information card and present it to the City Clerk prior to consideration of the item. When the item is to be considered, the Chair will recognize you, and you may offer your comments. The Agency meeting is recorded to assist in the preparation of the Minutes, and you are therefore asked to give your name and address prior to offering testimony.

The Oral Reports/Public Participation portion of the agenda pertaining to items NOT on the agenda is limited to 30 minutes; 3 minutes allotted for each speaker. Pursuant to the Brown Act, the Agency Board may take no action at this time; however, the Agency Board may refer your comments/concerns to staff or request that the item be placed on a future agenda.

Agenda item requests for the **SEPTEMBER 11, 2001** meeting must be submitted in writing to the Secretary's Office no later than **NOON MONDAY, AUGUST 27, 2001**

A. Call To Order

B. Roll Call

C. Closed Session and/or Workshop Items (5:30 p.m.)

1. Closed Session

- a. Conference with Legal Counsel – Anticipated Litigation – One Case (Government Code Section 54956.9(b)(1))
- b. Conference with Legal Counsel – Existing Litigation – PFF Bank & Trust vs. Gardner Construction & Development Company, Inc., Mark E. Gardner, Hubert L. Gardner, Jr., Loma Linda Redevelopment Agency – Case #SCVSS077810 (Government Code Section 54956.9(a))
- c. Conference with Legal Counsel and Real Property Negotiator (Government Code Section 54956.8)

Property: 25249 Park Avenue (Cambria Park North & South)
Negotiating Parties: Community Advisors, Inc. on behalf of the Agency and Ken Hawkins on behalf of Polygon Southwest Inc.

Under Negotiation: Price and terms of payment related to rehabilitation and long-term affordability covenants

Property: AP#1083-201-43 & 44; 0283-142-07, 08, 11 & 12 (South side of Van Leuven Street, west of Curtis)

Negotiating Parties: Community Advisors, Inc. on behalf of the Agency and Robert Lemley of Community Homes, Inc.

Under Negotiation: Price and terms of payment

7:00 Convene Public Meeting 7:00 p.m. or as soon thereafter as possible

D. Items To Be Added Or Deleted

E. Oral Reports/Public Participation (Non-Agenda Items)

E. Scheduled Items

2. **Joint Public Hearing** pertaining to a Housing Disposition Agreement between the Agency and Mohamad S. Hidayat and Fetti Kurniasari regarding the purchase of 25256 Van Leuven Street pursuant to the Agency's First Time Homebuyer Program **[Community Advisors]**
 - a. CRA Bill #R-2001-9 – Approving the Housing Disposition Agreement
 - b. Council Bill #R-2001-39 – Consenting to the Agency's approval of the Housing Disposition Agreement

G. General

3. Minutes of July 24
4. Request to extend the Negotiation Agreement between the Agency and Lewis Operating Corp., LLC **[Economic Development]**
5. Authorize preparation of a Disposition Development Agreement (DDA) between the Agency and IKON **[Executive Director]**
6. Schedule joint workshop of the City Council, Agency Board and Planning Commission relating to the JPA Property and the Lewis Companies Development Proposal – Suggested date and time is Tuesday, September 18 at 7:00 p.m.

H. Reports

I. Projects

7. Award of contract for rehabilitation of 10823 Poplar Street **[Secretary]**

J. Adjournment